

# MEMORANDUM

Growth Management  
Planning & Development  
315 W. Main Street, Suite 515  
Tavares, FL 32778



LAKE COUNTY  
FLORIDA

[www.lakegovernment.com](http://www.lakegovernment.com)

**To:** All Applicants  
**From:** R. Wayne Bennett, Director, Planning & Development *RWB*  
**Date:** October 12, 2006  
**Subject:** School Concurrency Requirements effective September 5, 2006

---

## PURPOSE

During the 2005 legislative session, the Florida Senate passed Senate Bill 360 which requires local governments to implement school concurrency (Chapters 9J-5.025; and 163.3177[6, 7]). Lake County was chosen and elected to participate as a Pilot Community for school concurrency implementation. The Lake County Board of County Commissioners has been working since October 2005 in partnership with the Lake County School Board and representatives from each of the 14 municipalities to draft an interlocal agreement and the necessary Comprehensive Plan updates to implement school concurrency.

On September 6, 2006, an Ordinance was issued by the Lake County Board of County Commissioners that requires that no further plats, site plans, master park plans or lot splits shall be approved which create five (5) or more new lots or dwelling units in areas where schools are overcrowded unless sufficient school capacity is available. This ordinance shall remain in effect until December 31, 2007, unless extended by the Board of County Commissioners.

## PROCEDURES & REQUIREMENTS

Plats, site plans, master park plans or lot splits which create five (5) or more lots or dwelling units will not be approved until the Lake County Planning & Development staff receives written certification from the Lake County School District staff indicating that sufficient school capacity exists to provide educational services for the students who will live in the dwelling units constructed on such lots, site plans, parks or multi family parcels. Staff will continue to process preliminary plat applications; however, applicants will be required to obtain school concurrency certification prior to final plat approval. In the event that school capacity does not exist, and School District staff determine that mitigation is an option, applicants for plats, site plans, master park plans or lot splits which create five (5) or more new lots or dwelling units will be required to obtain a *Mitigation Agreement* from the School District to mitigate their impacts on the county's schools based on the alternatives cited in the *Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting*, as approved by the Board of County Commissioners on September 5, 2006.

All applicants shall submit a request for *School Concurrency Determination* to the Lake County School Board. The School Board, or its designee, shall review the application and either issue or deny the school concurrency certification in accordance with the standards and procedures set forth in the *Interlocal Agreement between Lake*

---

JENNIFER HILL  
District 1

ROBERT A. POOL  
District 2

DEBBIE STIVENDER  
District 3

CATHERINE C. HANSON  
District 4

WELTON G. CADWELL  
District 5

1

# M E M O R A N D U M



## LAKE COUNTY FLORIDA

*County and Lake County School Board and Municipalities for School Facilities Planning and Siting*, as approved by the Board of County Commissioners on September 5, 2006.

All applications received by Lake County Planning & Development staff dated prior to September 6, 2006, shall be deemed exempt from the concurrency requirements stated herein as long as a final development order is obtained prior to September 5, 2007.

School concurrency related questions may be directed to:

Alfredo Massa, Senior Planner  
Planning & Development Services  
352-343-9739, x5832  
amassa@lakecountyfl.com